

## 4.12 GROWTH-INDUCING EFFECTS

### *Significance Criteria*

Significance of growth-inducing effects is determined in part by whether population or commercial growth is caused by a project, and whether that growth exceeds or accelerates what is planned for in adopted local and regional land use plans. NEPA requires that an EIS analyze the “growth inducing effects” (40 CFR§ 1502.16 (b), 40 CFR§ 1508.8 (b)). A growth inducing effect is defined as an effect that fosters economic or population growth, or the construction of additional housing, either directly or indirectly. Direct growth inducement could result, for example, if a project involved the construction of new housing. Indirect growth inducement could result if a project established substantial new permanent employment opportunities (e.g., new commercial, industrial, or governmental enterprises) or if it would remove obstacles to population growth (e.g., expansion of a waste water treatment plant that could allow more construction in the service area).

### 4.12.1 ALTERNATIVE A – PROPOSED CASINO AND HOTEL

The proposed casino complex is expected to result in both temporary and permanent employment. An estimated 2,300 temporary construction jobs would be created over a 3.5-year period in the development of the facilities. Total permanent employment is estimated to be 1,109 during the interim period and 2,751 during phase 1. It is further estimated that 3,337 jobs would be created in phase 2. It has been estimated that 50 percent of the total permanent jobs would be new jobs – jobs created in the economy rather than lateral shifts from one job to another without labor force replacement. The total *new* permanent jobs that would be created are therefore estimated to be 555 during the interim increasing to 1,675 during phase 2. It is estimated that 80 percent of the casino employees would come from Wisconsin with the majority coming from Kenosha and Racine Counties.

Utilizing Wisconsin Department of Workforce Development (WDWD) 2004 data, current unemployment rates are 4.2 percent for Kenosha. The unemployed labor pool for Kenosha consists of 11,625 job seekers. Given the current labor pool and that the majority of the positions are not high salary positions, it can be expected that little recruitment from outside the Kenosha area would take place. Accordingly, it is expected that the job creation would result in little increased housing demand. While the jobs/housing ratio can be expected to increase marginally in the short term, the increase should not be significant. Additionally, the development of any additional housing within Kenosha would be subject to approval by the City and in conformance with land use plans and ordinances. The City would determine the consistency of proposed housing development within the goals and policies of the Kenosha Corridor Land Use Plan. Therefore, the proposed casino development would not induce significant residential growth within Kenosha area either directly or indirectly.

The creation of temporary and permanent jobs is expected to result in increased demand for goods and services. Demand for goods and services is expected to be most significant in western Kenosha, where the majority of employees are expected to reside.

As discussed in **Section 3.7**, Wisconsin Department of Administration (WDOA) has forecasted that the Kenosha area would experience an estimated growth in population of 19 percent to 530,993 people by 2030. The employees of the casino and hotel development would constitute only a small portion of total growth in population expected. Additionally, commercial growth within the Kenosha area would occur over a wide geographic area, supporting existing businesses as well as new businesses. Commercial development would be subject to approval by the City and be in conformance with City land use plans and ordinances. Therefore, the proposed casino and hotel development would not induce significant commercial growth either directly or indirectly.

#### **4.12.2 ALTERNATIVE B – REDUCED INTENSITY ALTERNATIVE**

The development of a reduced size casino complex would result in both temporary and permanent employment. The existing facility would be remodeled but no expansion or construction of new facilities would take place. Accordingly, a comparatively modest number of temporary construction jobs would be created. Total permanent employment is estimated to be comparable to employment during the interim period for Alternative A at approximately 1,109. It has been estimated that 50 percent of the total permanent jobs would be new jobs – jobs created in the economy rather than lateral shifts from one job to another without labor force replacement. The total *new* permanent jobs that would be created are therefore estimated to be 554. It is estimated that 80 percent of the casino employees would come from Kenosha and Racine Counties. As mentioned above for Alternative A, the existing and projected housing stock is more than enough to accommodate projected growth that may result from Alternative B. A higher jobs/housing ratio can be expected to increase marginally in the short term. Additionally, the development of any additional housing would be subject to approval by City land use plans and ordinances. The City would determine the consistency of proposed housing development within the goals and policies of the Kenosha Corridor Land Use Plan. Therefore, the proposed casino development would not induce significant residential growth either directly or indirectly.

The creation of temporary and permanent jobs would result in increased demand for goods and services, which may result in commercial growth in the Kenosha area, especially western Kenosha where the majority of employees are expected to reside. The employees of the casino development would constitute only a small portion of total growth in the population forecast. Additionally, commercial growth is likely to occur over a wide geographic area, supporting existing businesses as well as new businesses. Commercial development would be subject to approval by City land use plans and ordinances. Therefore, the proposed casino and retail development would not induce significant commercial growth either directly or indirectly.

#### **4.12.3 ALTERNATIVE C – KESHENA SITE ALTERNATIVE**

The proposed expansion of existing gaming facilities and hotel would be situated on the Menominee Reservation at Highways 47 and 55 in Keshena. The proposed expansion would result in both temporary and permanent employment. Temporary construction jobs would be created in remodeling and expanding the facilities. Total new permanent employment is estimated to be greater than that of existing facilities on the Keshena site. It is estimated that 80 percent of the permanent jobs can be filled locally, with the remainder commuting from the City of Green Bay. This is a very small percentage of the available local labor pool. The housing demand from Alternative C would be accommodated with the existing housing stock from the Keshena and Green Bay areas.

The creation of temporary and permanent jobs would result in increased demand for goods and services, which may result in commercial growth, especially in western Green Bay where the majority of non-local employees would be expected to reside. The employees of the expansion would constitute only a small portion of the total growth in population forecasted. Additionally, any commercial development would be spread over a wide area and would support existing as well as new businesses. As this new commercial development would be under the land use jurisdiction of either Oconto, Shawano or Langlade County, the expansion would not lead to growth.

#### **4.12.4 ALTERNATIVE D – HOTEL-CONFERENCE CENTER AND RECREATIONAL DEVELOPMENT**

The proposed hotel-conference center is expected to result in both temporary and permanent employment. Temporary construction jobs would be created in the development of Alternative D. An estimated 50 percent of the total permanent jobs would be new jobs. It is estimated that the employees would come from the Kenosha area, due to the number of available employees. As is the case with Alternatives A and B, the housing demand resulting from Alternative D would be accommodated by the existing and projected housing stock.

Additionally, the development of any additional housing would be subject to approval by City land use plans and ordinances. The City would determine the consistency of proposed housing development within the goals and policies of the Kenosha Corridor Land Use Plan. Therefore, the proposed hotel-conference center recreational complex development would not induce residential growth either directly or indirectly.

The creation of temporary and permanent jobs would result in increased demand for goods and services. The employees of the hotel-conference center recreational complex would constitute only a small portion of total growth in population forecasted. Additionally, commercial growth would occur over a wide geographic area, supporting existing businesses as well as new businesses. Commercial development would be subject to approval by City land use plans and

ordinances. Therefore, the proposed development would not induce significant commercial growth either directly or indirectly.

#### **4.12.5          ALTERNATIVE E – NO ACTION**

The No Action Alternative would not result in economic growth for the Tribe. As such, no jobs would be created that would result in the potential need for housing and spur growth in commercial development. Further, the existing Dairyland Greyhound Park has been experiencing a decline in patronage since its inception in 1990. Under the No Action Alternative, it is assumed that this decline may continue, potentially resulting in associated business and tax revenue loss for the Kenosha area.